

CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve Final Map and Improvement Agreement for Tienda Place, Unit No. 1, Tract No. 3141; and Authorize an Addendum to the Improvement Agreement for Reimbursement for Excess Width Street Pavement Improvements

MEETING DATE: October 17, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Tienda Place, Unit No. 1 development:

1. Approve the final map for Tienda Place, Tract No. 3141, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.
2. Authorize the City Manager to execute an addendum to the Improvement Agreement, without further Council action, for reimbursement for excess width street pavement improvements in Kettleman Lane.
3. Appropriate funds for applicable fee credits.

BACKGROUND INFORMATION: The Tienda Place, Unit No. 1 subdivision is located north of Kettleman Lane and west of and adjacent to the WID canal, as shown on Exhibit A, and contains 55 low-density and 39 medium-density, single-family residential units.

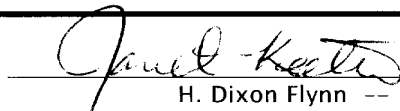
Tienda Partners, developers of the Tienda Place, Unit No. 1 subdivision, have furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and a portion of the fees for the proposed subdivision. The Development Impact Mitigation Fees for water, wastewater, street, and storm drain facilities have not been paid.

The developers have requested that the impact fees normally collected prior to map approval by the Council be paid at the close of the escrow established for the loan to fund the development. Staff feels this is a reasonable arrangement to facilitate the project and recommends Council approve the payment of impact fees through the escrow. Staff will issue a demand for payment and instruct the title company that the map may not be filed until monies for the payment of the impact fees have been deposited in escrow. The Agreement provides for payment within 60 days; after that, interest will be charged.

The developer will receive credits against the Development Impact Mitigation Fees for storm drainage facilities in conformance with LMC §16.40, Reimbursements for Construction, for the master storm drain line to be constructed in Tienda Drive. The credit will be applied at the time of fee payment.

Street widening improvements on Kettleman Lane are required as part of the Tienda Place, Unit No. 1 development. The developer is entitled to reimbursement for excess width street pavement improvements in conformance with LMC §16.40. Although the actual cost of these improvements is not

APPROVED:

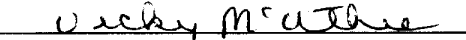


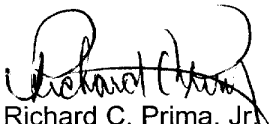
H. Dixon Flynn -- City Manager

Approve Final Map and Improvement Agreement for Tienda Place, Unit No. 1, Tract No. 3141; and
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Pavement Improvements
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yet available, staff anticipates that the reimbursement will be on the order of \$6,500. This estimate includes the cost of the improvements plus 10% for engineering and administration. The reimbursement will be handled under the terms of an addendum to the improvement agreement when the actual costs are known. Staff requests that Council authorize the City Manager to execute the addendum to the improvement agreement without further Council action.

FUNDING: IMF – Storm Drainage Facilities \$27,000

Funding Available: 
Vicky McAthie, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW

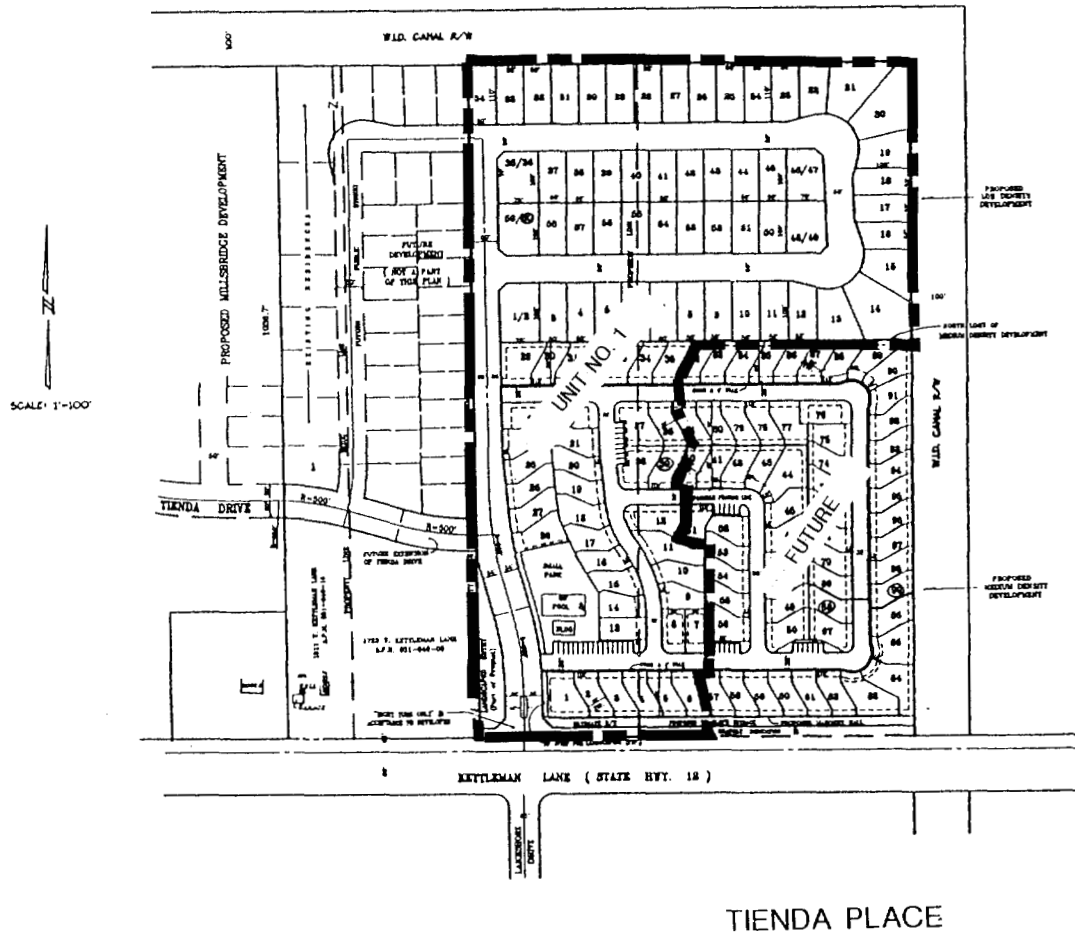
Attachment

cc: Senior Civil Engineer Fujitani
Senior Civil Engineer Welch
Tienda Partners
Baumbach & Piazza



CITY OF LODI
PUBLIC WORKS DEPARTMENT

EXHIBIT A



CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

CITY OF LODI

PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

October 10, 2001

Tienda Partners
1806 W. Kettleman Ln., Ste. G
Lodi, CA 95242

Baumbach & Piazza
323 West Elm Street
Lodi, CA 95240

SUBJECT: Approve Final Map and Improvement Agreement for Tienda Place,
Unit No. 1, Tract No. 3141; and Authorize an Addendum to the
Improvement Agreement for Reimbursement for Excess Width Street
Pavement Improvements

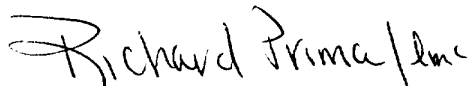
Enclosed is a copy of background information on an item on the City Council
agenda of Wednesday, October 17, 2001. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch at 333-6800,
ext 2659.



Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk

NCFM&IATIENDAPL#1